

CITY OF SAN ANTONIO

Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

January 7, 2003
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Ralph Mehringer – District Mayor
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss presentation on Amendments to the Unified Development Code and zoning case recommendations for January 7, 2003, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of December 17, 2002 Minutes.
7. Z2002172 City of San Antonio, 19289 Bulverde Road. (*City Council 10*)
8. Z2002240 Daniel Burdin, 7126 UTSA Boulevard . (*City Council 8*)
9. Z2002260 S JMA, Inc., East of US Highway 281, South of Encino Rio. (*City Council 9*)
10. Z2002244 C. G. Huber, 1437 FM 1516. (*City Council 2*)
11. Z2002246 Dr. Donald Vestal, 2934 – 2940 Rigsby Avenue. (*City Council 2*)
12. Z2002250 Ben Keith Foods, 6000 Block of Thornwood Drive. (*City Council 2*)

13. Z2002254 J. S. Development, Inc., Baltic Drive to the North, Anchor Drive, to the West, Larkspur Drive to the East and Lisbon Drive to the South. (*City Council 9*)
14. Z2002257 Steven E. Hanan, Old Village Drive at Mainland Drive. (*City Council 7*)
15. Z2002259 City of San Antonio, 219 East Locust. (*City Council 1*)
16. Z2002261 Kaufman & Associates, Inc., 24165 and 24175 Interstate Highway 10 West. (*City Council 8*)
17. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
18. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

FINAL CASE NO: Z2002172

Date: January 07, 2003

Continuance from October 15 and November 19,
2002

Council District: 10

Ferguson Map: 484 A8

Case Manager : Richard Ramirez 207-5018

Applicant Name:

City of San Antonio

Owner Name:

John O. Yates Trust Real Property

Zoning Request: From "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District on 79.45 acres out of NCB 34822; From "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD C S" Commercial, Edwards Recharge Zone District with a Conditional Use and Special Use Permit for an Office Warehouse on 13.08 acres out of NCB 34922 and from "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD C S" Commercial, Edwards Recharge Zone District with a Conditional Use and Special Use Permit for an Office Warehouse on 305.6 acres out of NCB 34922.

Property Location:

19289 Bulverde Road

Proposal: To permit multi-family and an office warehouse

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

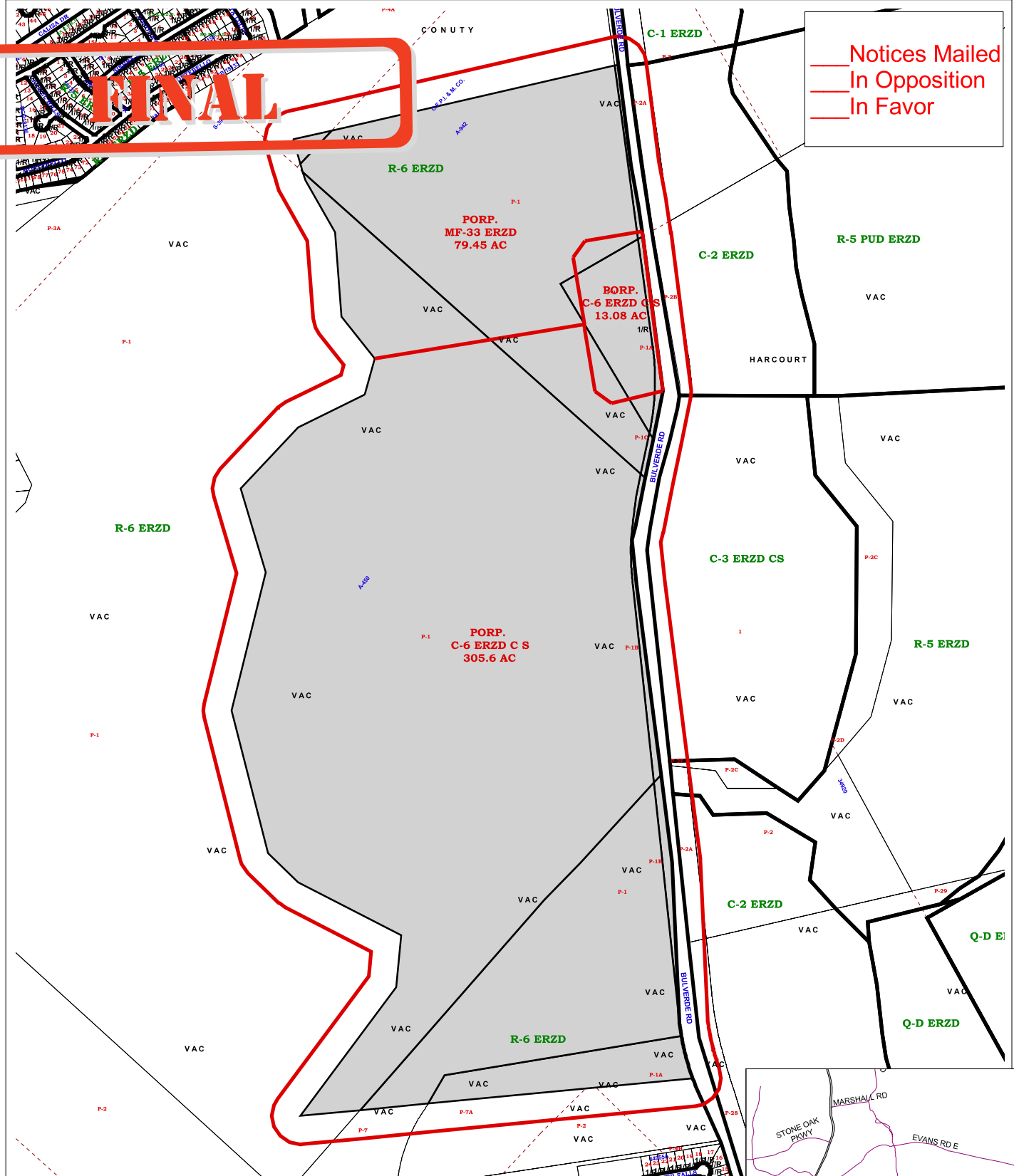
Staff Recommendation:

Approval.

This property was part of a December 2000 annexation. It is the policy of the city to rezone annexed property as soon as practical. The subject property is currently vacant and zoned "R-6 ERZD". The subject property has existing "C-1, C-2 ERZD" and "C-3 ERZD C S" zoning to the east. To the north of the subject property is an existing subdivision. The "MF-33 ERDZ" will allow a transition between residential and commercial uses. The proposed zoning of "MF-33 ERZD" and "C-2 ERZD C S" for Office Warehouse will not adversely affect the area. The residential property to the west is buffered by a natural drainage area.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2002-172

City Council District NO. 10

Requested Zoning Change

From: "R-6 ERZD" To: "MF-33 ERZD,C-2 ERZD CS"

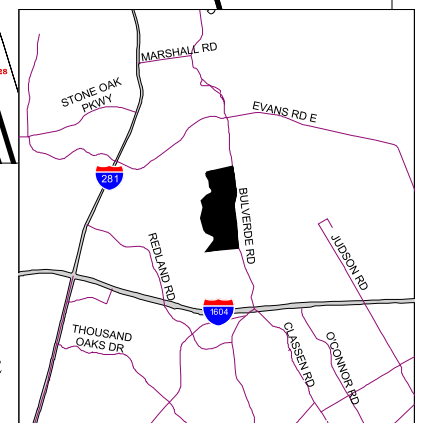
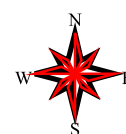
Date: NOV. 19, 2002

Scale: 1" = 1200"

Subject Property

200' Notification

T- 2
A-7
p. 484



C:\SEPT_17_2002

FINAL CASE NO: Z2002240

Date: January 07, 2003

Council District: 8

Ferguson Map: 513 F7

Case Manager : Richard A. Ramirez 207-5018

Applicant Name:

Daniel Burdin

Owner Name:

Texas Home Improvement Inc.

Zoning Request: From "PUD C-2 ERZD" Planned Unit Development Commercial Edwards Recharge Zone District to "PUD C-2 ERZD S" Planned Unit Development Commercial Edwards Recharge Zone District with a Specific Use Authorization to permit a self-serve car wash.

Property Location: Lot 1, Block 3, NCB 16633
7126 UTSA Blvd.

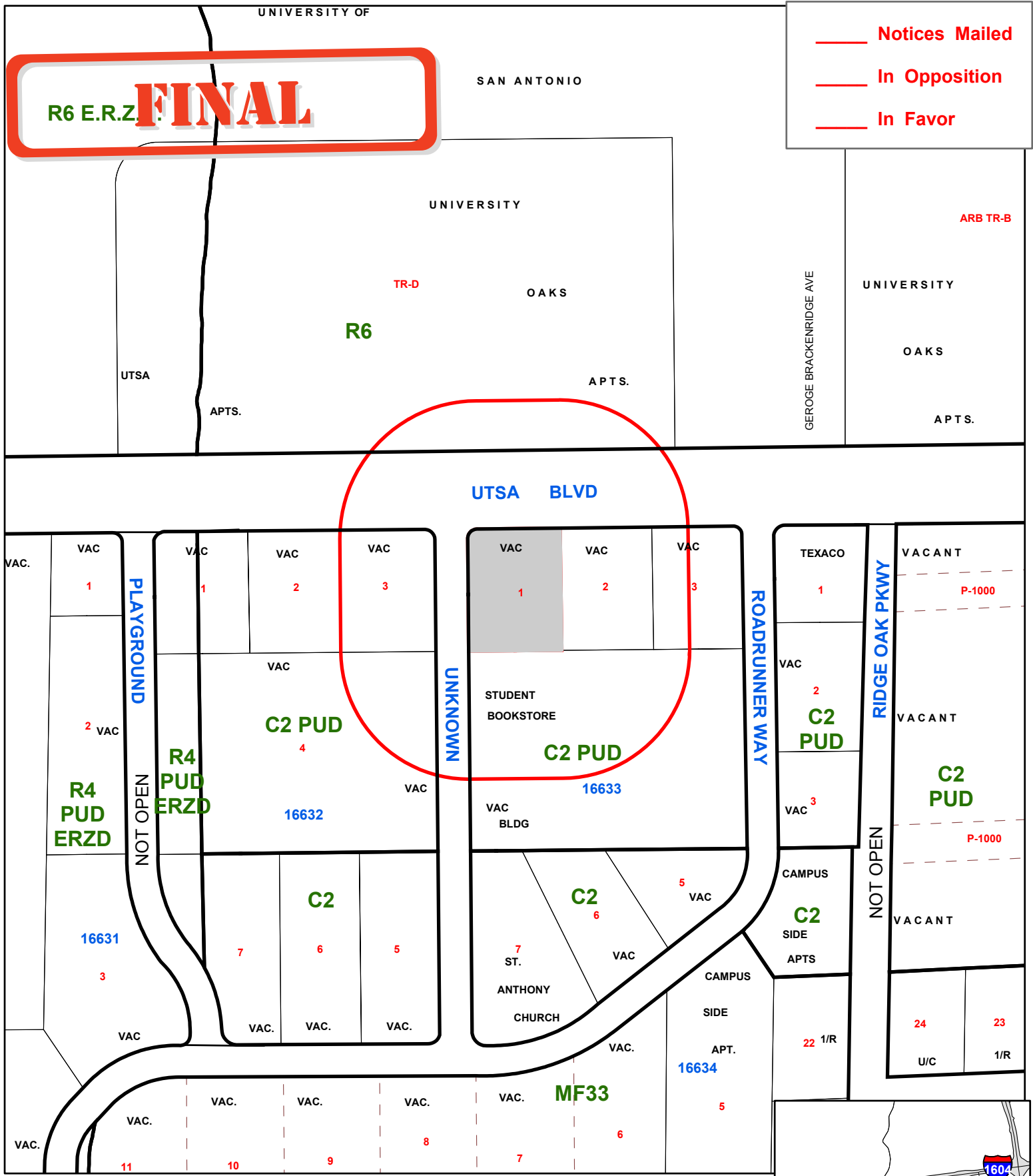
Proposal: To permit a self-serve car wash.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

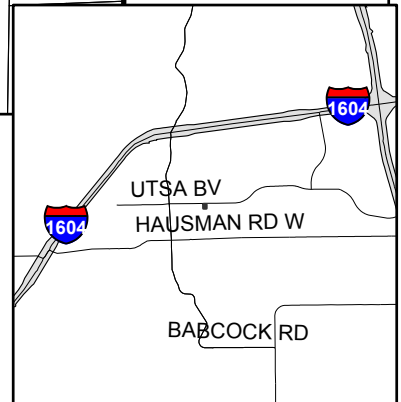
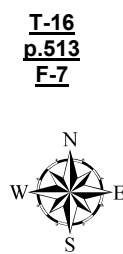
Approval. The property is currently vacant and fronts along UTSA Blvd., a major thoroughfare. The property is currently zoned "C-2" Commercial District and is surrounded by commercial zoning to the east, west and south. The request of "C-2 S" would be appropriate at this location and will not adversely affect the area.



ZONING CASE: Z2002-240

City Council Change NO. 8
 Requested Zoning Change
 From: "C-2" To "C-2 SUP"
 Date: DEC. 3, 2002
 Scale: 1' = 200"

- Subject Property
- 200' Notification



FINAL CASE NO: Z2002244

Date: January 07, 2003

Continuance from December 17, 2003

Council District: 2

Ferguson Map: 620 C2

Case Manager : Pedro G. Vega 207-7980

Applicant Name:

C.G. (Greg) Huber

Owner Name:

Norma L Jaksik

Zoning Request: From "NP-10" Neighborhood Preservation District to "I-2" Heavy Industrial District.

Property Location: Parcel 5, NCB 17996

1437 FM 1516

Property is located along the west side of FM 1516

Proposal: To allow similar uses as properties in immediate area

Neighborhood Association:

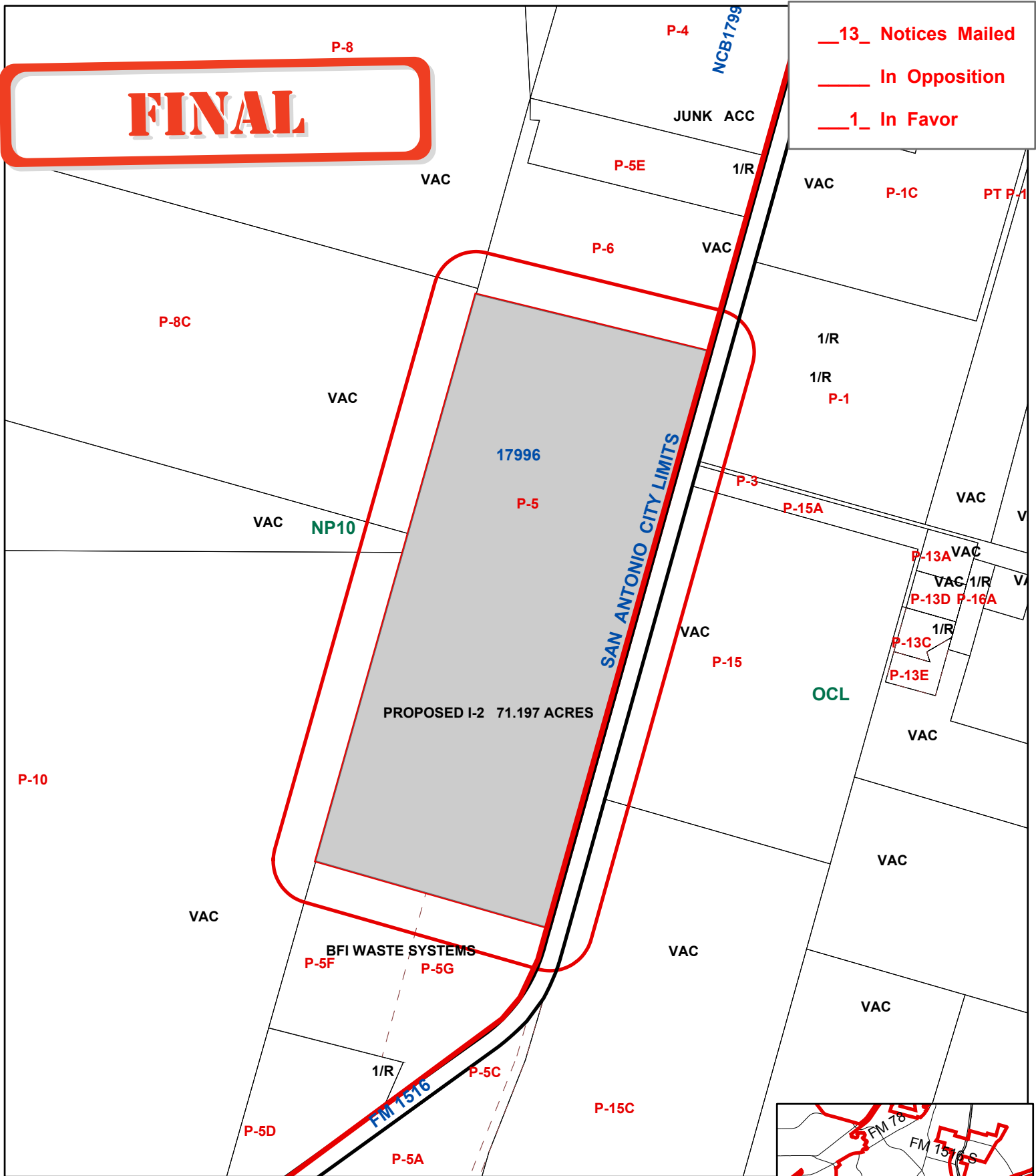
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The "I-2" Heavy Industrial District is not consistent with the IH 10 East Corridor Perimeter Plan adopted February 22, 2001. The IH 10 East Corridor Perimeter Plan indicates mixed-use development (residential, multi-family, community commercial) with a proposed thoroughfare realignment at this location. The 71.197 acre tract is vacant and located on FM 1516, a secondary arterial on the Major Thoroughfare Plan. The applicant may file an application with the Planning Director to amend the IH 10 East Corridor Perimeter Plan.

FINAL

13 Notices Mailed
_____ In Opposition
___1___ In Favor



ZONING CASE: Z2002-244

City Council District NO. 2
Requested Zoning Change
From: "NP-10" To "I-2"
Date: January 7, 2003
Scale: 1" = 600'

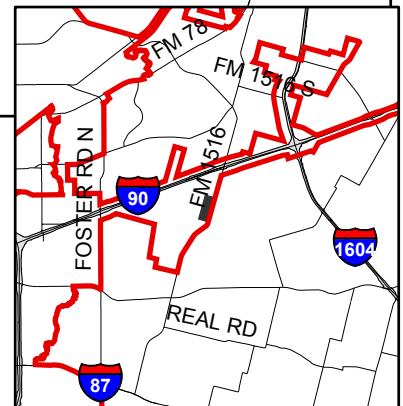
■ Subject Property

○ 200' Notification

T-12
p.620
C-2



C:\APR_16_2002



FINAL CASE NO: Z2002246

Date: January 07, 2003

Continuance from December 17, 2002

Council District: 2

Ferguson Map: 652 D2

Case Manager : Elvin J. Gant, Jr. 207-5876

Applicant Name:

Dr. Donald Vestal

Owner Name:

Dr. Donald Vestal

Zoning Request: From "R-5" Residential Single Family District, "MF-33" Multi Family District and "I-2" Heavy Industrial District to "I-1" General Industrial District and "C-3" Commercial District, as per exhibit map.

Property Location: 0.9192 acres out of NCB 10759

2934 - 2940 Rigsby Avenue

Proposal: To permit the expansion of existing veterinarian hospital

Neighborhood Association: Comanche NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial of "I-1" and "C-3", but Approval of "C-2 C" conditional use for a Veterinary Hospital with a "D" buffer. There is a mixture of commercial and industrial zoning in this area of Rigsby Avenue. The industrial zoned properties are presently vacant. Staff does not recommend "I-1" and "C-3" zoning abutting a residential subdivision.

FINAL

PT.
TR-A

____ Notices Mailed
____ In Opposition
____ In Favor



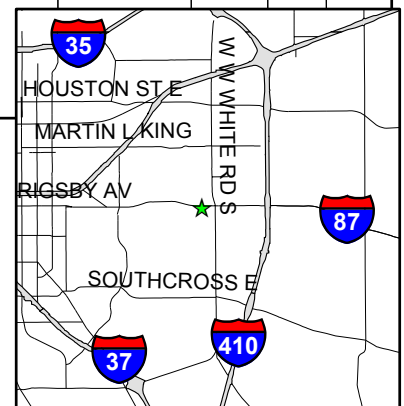
ZONING CASE: Z2002-246

City Council District NO. 2
Requested Zoning Change
From: "MF-33,R-5,I-2,I-1" To "I-1"
Date: December 17, 2002
Scale: 1" = 200'

Subject Property

200' Notification

T-2
p.652
D-1



FINAL

CASE NO: Z2002250

Date: January 07, 2003

Continued from December 17, 2002

Council District: 2

Ferguson Map: 585 A5

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Ben E. Keith Foods

Owner Name:

Hiep C. Thai

Zoning Request: From "C-3" Commercial District to "I-1" General Industrial District.

Property Location: A 0.336 acre tract out of Lots 6 & 7, Block 2, NCB 17145
6000 block of Thornwood Drive

Proposal: To permit the parking of commercial trucks and trailers

Neighborhood Association: None

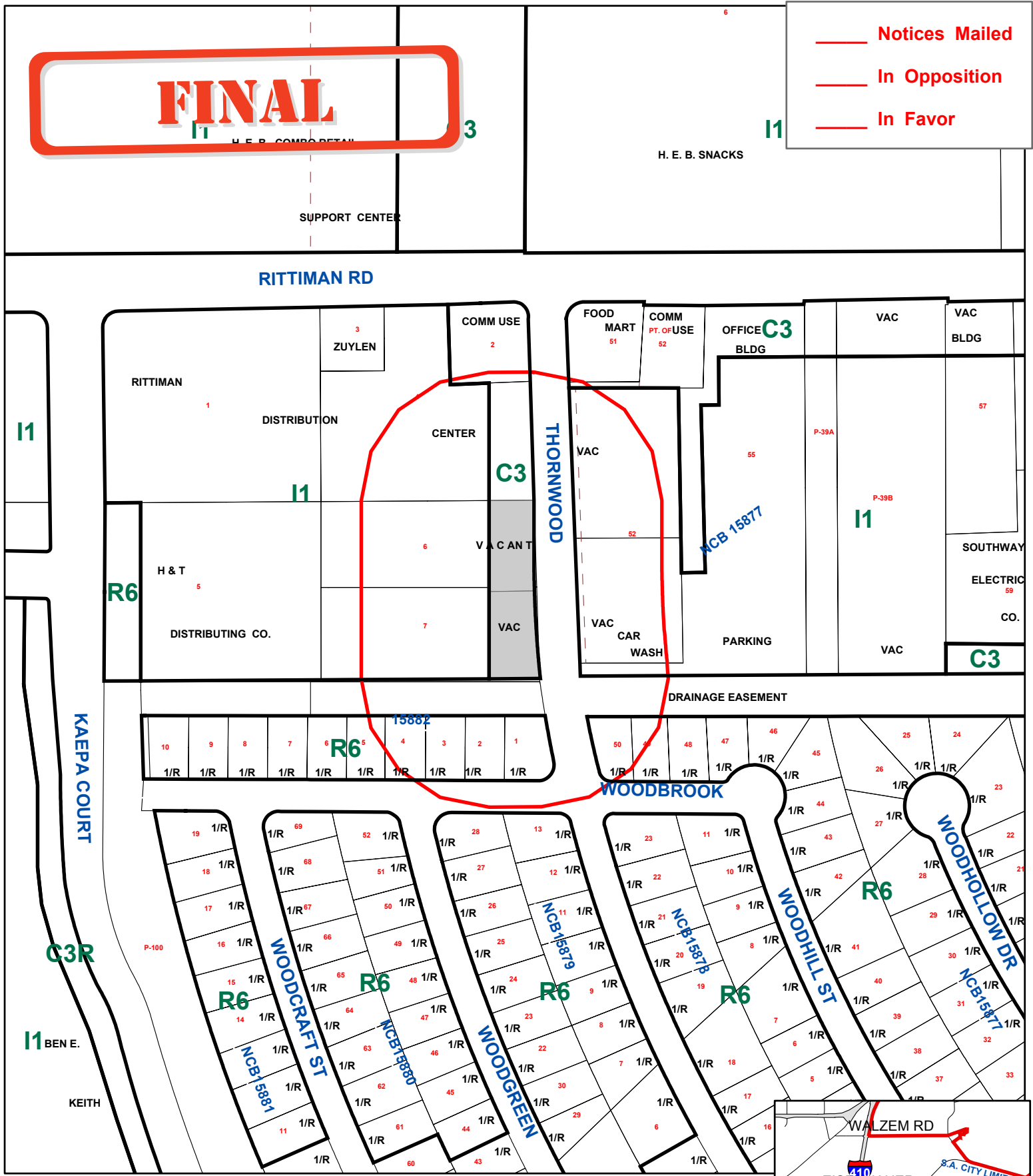
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and approval of "C-3NA C" (Conditional use for commercial truck and trailer parking). The existing "C-3" zoning functions as a transition between the "I-1" zoning and Thornwood Drive. Because Thornwood Drive is the primary access to the residential subdivision in this area it is important that truck traffic on Thornwood be prohibited to prevent truck/vehicle conflicts. It is equally important to restrict the "C-3" zoning to eliminate the possibility of bars or other alcoholic beverage based facilities along this primary entrance to the subdivision. The recommended "C-3 NA C" can accomplish the desired prohibitions while permitting the requested truck/trailer parking. "NA" prohibits alcoholic beverage consumption on site and the "C" designation can be used to permit commercial truck and trailer parking. Designation of Conditional Use "C" allows the introduction of conditions to further protect the neighborhood such as 1. A vehicular non-access easement shall be provided adjacent to Thornwood Drive and 2. A type "B" landscape buffer shall be provided adjacent to Thornwood Drive.

FINAL

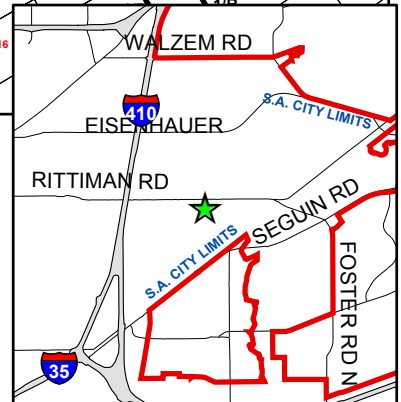
____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2002-250

City Council District NO. 2
Requested Zoning Change
From: "C-3" To "I-1"
Date: December 17, 2002
Scale: 1" = 200'

Subject Property
200' Notification



C:\DEC_17_2002

FINAL CASE NO: Z2002254

Date: January 07, 2003

Continuance from December 17, 2002

Council District: 9

Ferguson Map: 550

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Owner Name:

J.S. Developments, Inc. - Katherine Soliz

Multiple Property Owners

Zoning Request: From "R-5" Residential Single-Family District to "MF-33" Multi-Family District, "R-4" Residential Single-Family District.

Property Location: Lots 2 and 3, Block 11, NCB 11727; Lots 1 thru 5, Block 14, NCB 11730; Lots 1 and 3, Block 18, NCB 11734; Lots 2 and 3, Block 19, NCB 11735; Lots 8 thru 14, Block 26, NCB 11742; Lot 1, 2 and 10, Block 29, NCB 11745; The northeast 62.5 feet of Lot 1, Block 33, NCB 11749, and Lots 9 thru 12, Block 10, NCB 11726; Lots 4, 5, 9, 10, 13 thru 16, Block 13, NCB 11729; Lots 4, 5, 6, 8 thru 13, the northeast 62.5 feet of Lots 2 and 3, Block 16, NCB 11732; Lots 4 and 5, Block 17, NCB 11733.

Area bounded by Baltic Dr. to the north, Anchor Dr. to the west, Larkspur Dr. to the east, & Lisbon Dr. to the south

As Per Attached Exhibit Map

Proposal: To permit an infill subdivision development

Neighborhood Association: Lockhill Estates Home and Property Association

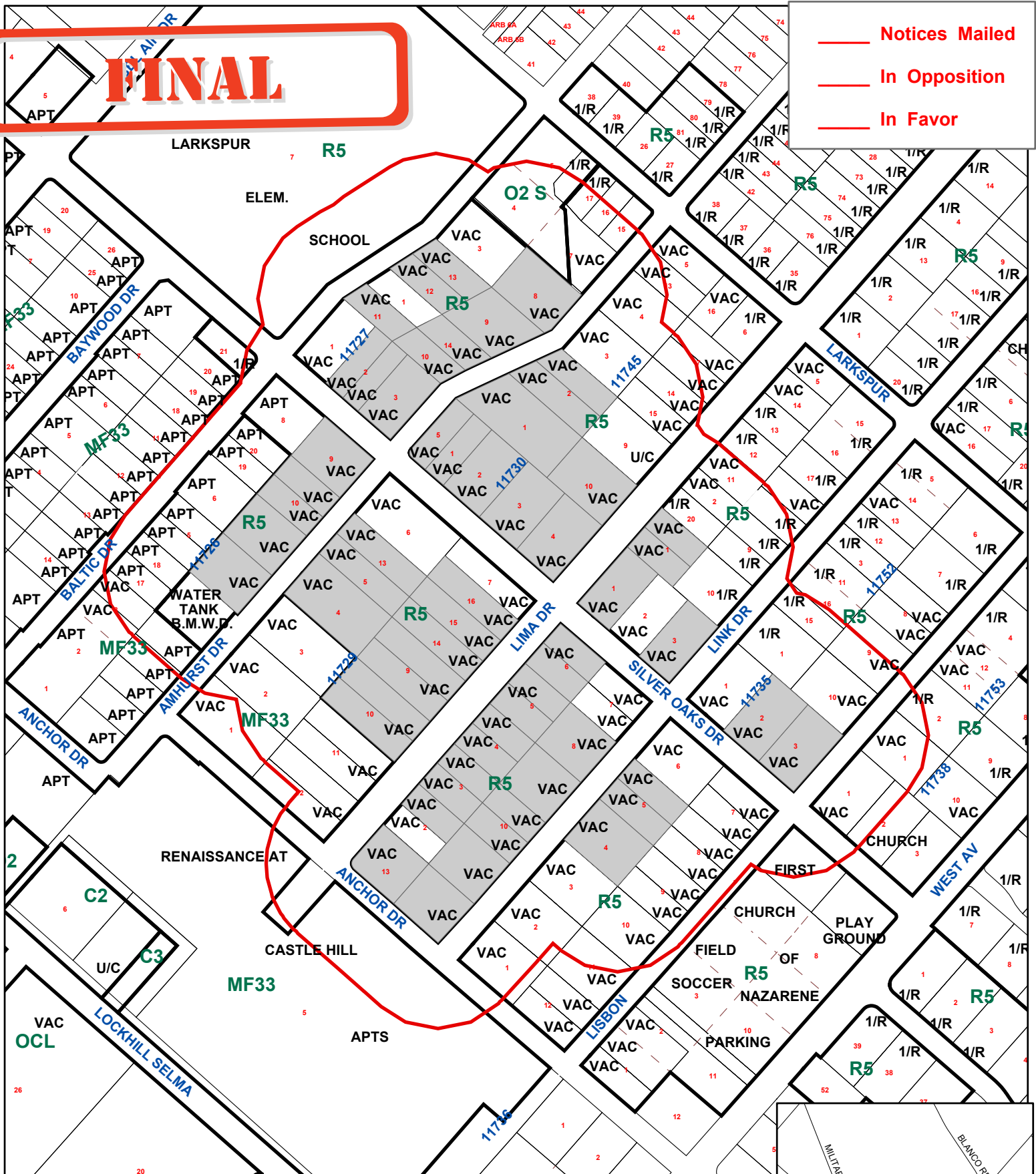
Traffic Impact Statement: TIA satisfies the City of San Antonio's requirement for a Level 1 Traffic Impact Analysis. Upon receipt of this study the proposed plan should be found to be acceptable.

Staff Recommendation:

Approval. The property is a large area of vacant parcels being assembled for development. The rezoning will facilitate the development of the property. The property has "R-5" residential zoning and uses to the north and east and "MF-33" zoning and uses to the south and west. This rezoning will not adversely affect the neighborhood.

FINAL

— Notices Mailed
— In Opposition
— In Favor



ZONING CASE: Z2002-254

City Council Change NO. 9
Requested Zoning Change
From: "MF-33,R-5, A" To "MF-33,R-4"
Date: DECEMBER. 17, 2002
Scale: 1" = 300'

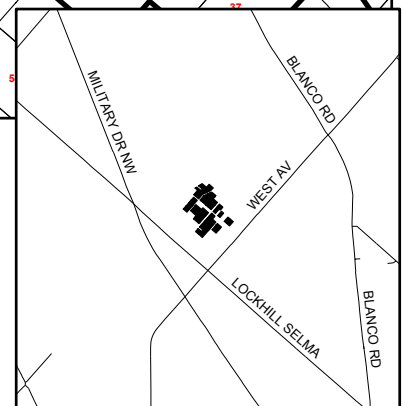
Subject Property

200' Notification

T-9
p.550
B-4



C:\DEC_17_2002



FINAL CASE NO: Z2002257

Date: January 07, 2003

Council District: 7

Ferguson Map: 547 B8/C8

Case Manager : Elvin J. Gant, Jr. 207-5876

Applicant Name:

Steven E. Hanan

Owner Name:

Woodstone Oaks Business Park L.T.D.

Zoning Request: From "C-3" General Commercial District to "R-6" Residential Single-Family District.

Property Location: Lot 111C, NCB 18310

Olde Village Drive at Mainland Drive

Proposal: to permit subject property to be developed into single family residential lots

Neighborhood Association: Northwest Community Plan

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

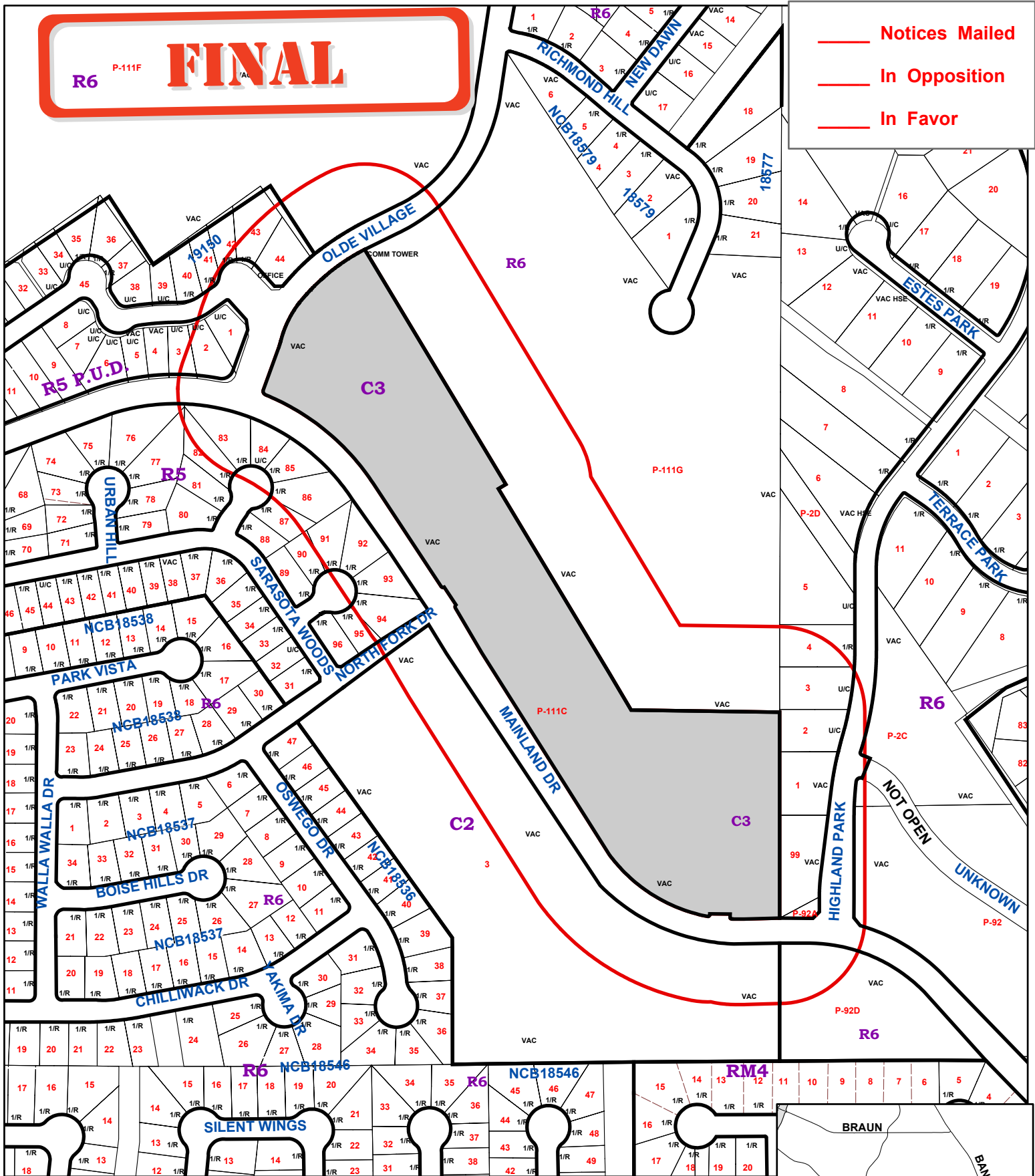
Subject property abutts residential districts on all sides except the southwestern sector which is currently zoned "C-2" Commercial District. That particular property is vacant, and is surrounded by residential property. Rezoning the subject property from commercial to residential would be consistant with the emerging zoning scheme of residential development in the area. The requested rezoning also conforms to the Northwest Community Plan. Retaining commercial zoning at this site would only perpetuate commercial development in a "strip" fashion on this segment of Mainland Drive where current residences are attempting to maintain their integrity.

R6

P-111F

FINAL

—— Notices Mailed
 —— In Opposition
 —— In Favor



ZONING CASE: Z2002-257

City Council District NO. 7
 Requested Zoning Change
 From: "C-3" To "R-6"
 Date: January 7, 2003
 Scale: 1"= 300'

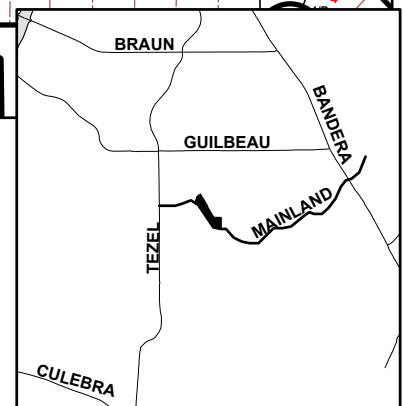
Subject Property

200' Notification

T-10
 p.579
 C-5



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FINAL CASE NO: Z2002259

Date: January 07, 2003

Council District: 1

Ferguson Map: 616 E2

Case Manager : Richard Ramirez 207-5018

Applicant Name:

City of San Antonio

Owner Name:

Michele P. Moran Rogers

Zoning Request: Designate Historic Significance

Property Location: Lot 4, Block 8, NCB 1730

219 East Locust

Proposal: To designate residential building as historic significant

Neighborhood Association: Tobin Hill NA and Tobin Hill Residents Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The HDRC recommended a finding of historical significance for this property. The properties meet the designation criteria for landmarks, according to the Historic Preservation and Design Section of the 2001 UDC.

FINAL

CASE NO: Z2002260 S

Date: January 07, 2003

Council District: 9

Ferguson Map: 483 C7

Case Manager : Chris Looney 207-5889

Applicant Name:

JMA Inc.

Owner Name:

Showcase Custom Homes of Texas, Inc.

Zoning Request: From "C-3 ERZD" Commercial Edwards Recharge Zone District to "C-3 ERZD S" Commercial Edwards Recharge Zone District with specific use authorization for a self-service car wash.

Property Location: Lot 1, Block 7, NCB 17586

On the east side of U.S. Highway 281, south of its intersection with Encino Rio

Proposal: To permit a self-service car wash over the Edwards Aquifer Recharge Zone

Neighborhood Association: Encino Park Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

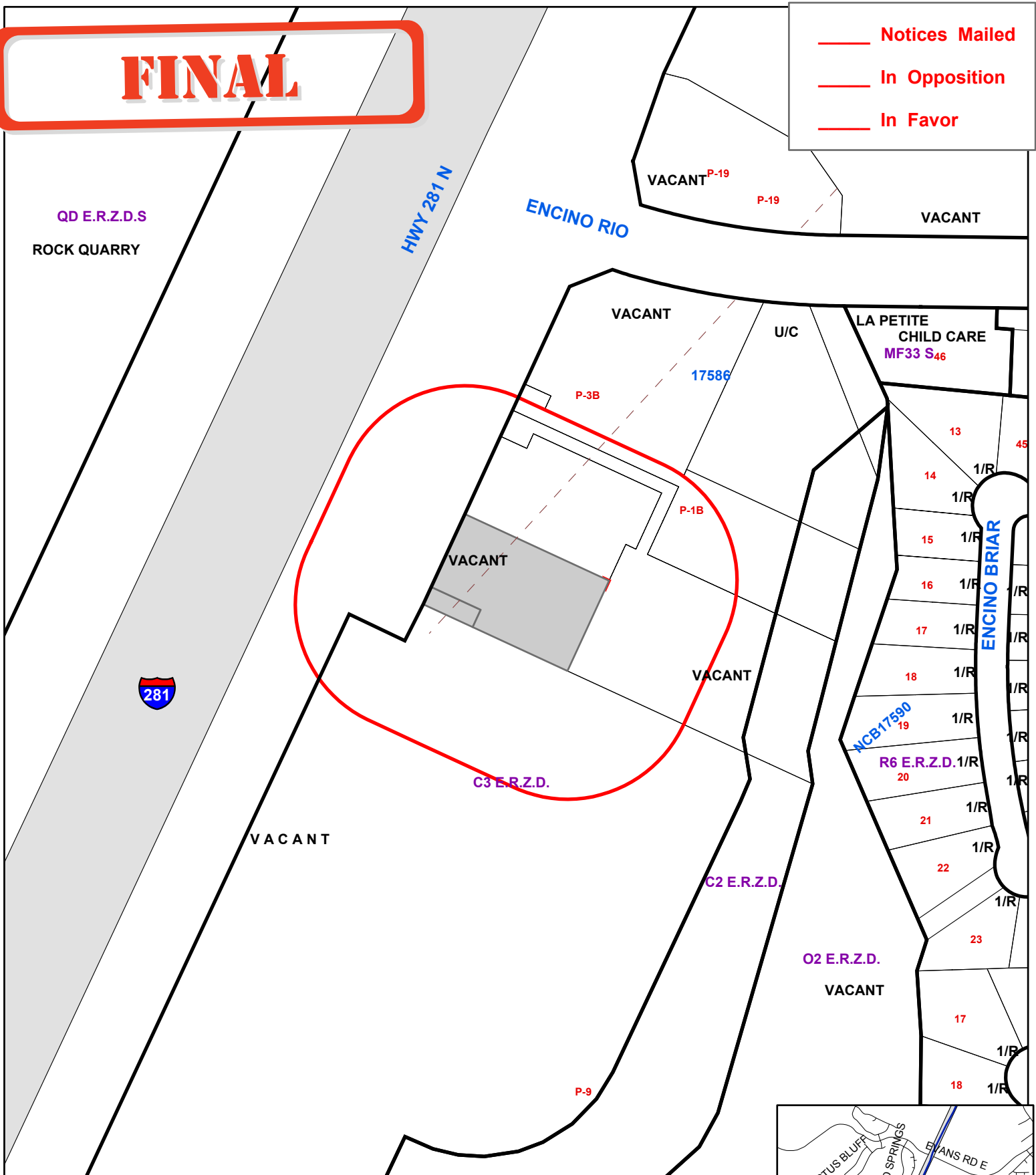
The subject site is situated approximately 400 feet south from the intersection of U.S. Highway 281 and Encino Rio atop the Edwards Aquifer Recharge Zone. Highway 281 was sliced into the hillside at this location; therefore the subject site lies at a higher elevation than the roadway.

This site is already zoned "C-3" Commercial as is adjoining property to the north and south on this east side of 281. A car wash at this location would be close enough to a residential subdivision as to offer nearby residents a place to wash their vehicles, yet far enough away as to likely limit negative impacts on residential property.

Self-service car washes are allowed in "C-3" zoning by right, however when that "C-3" District lies within the Edwards Recharge Zone District overlay, specific use authorization is required for such a use. Therefore, the focus of this rezoning request is the specific use authorization for the proposed use over the recharge zone. If the proposed use meets all requirements of the San Antonio Water Systems, specific use authorization for a self-service car wash at this location would be appropriate.

FINAL

—— Notices Mailed
—— In Opposition
—— In Favor



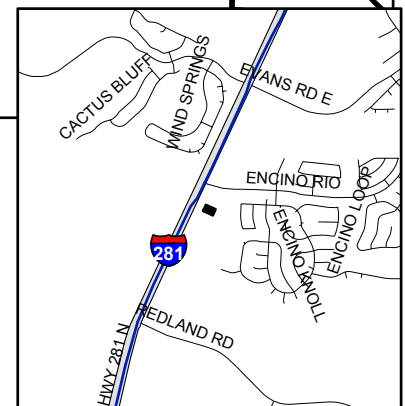
ZONING CASE: Z2002-260 S

City Council District NO. 8
Requested Zoning Change
From: "C-3 ERZD" To "C-3 ERZD S"
Date: JANUARY 7, 2003
Scale: 1" = 200'

Subject Property

200' Notification

T-2
p.483
C-7



FINAL

CASE NO: Z2002261

Date: January 07, 2003

Council District: 8

Ferguson Map: 479 E2

Case Manager : Pedro G. Vega 207-7980

Applicant Name:

Kaufman & Associates, Inc.

Owner Name:

Way Out West Ltd., LLC

Zoning Request: From "R-6" Residential Single Family District to "C-3" Commercial District.

Property Location: 17.918 acre tract of land out of NCB 34732

24165 and 24175 Interstate Highway 10 West

Southwest corner of Boerne Stage Road and Interstate Highway 10 West

Proposal: To bring the zoning into conformance with the current use of the property

Neighborhood Association: Cielo Vista Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

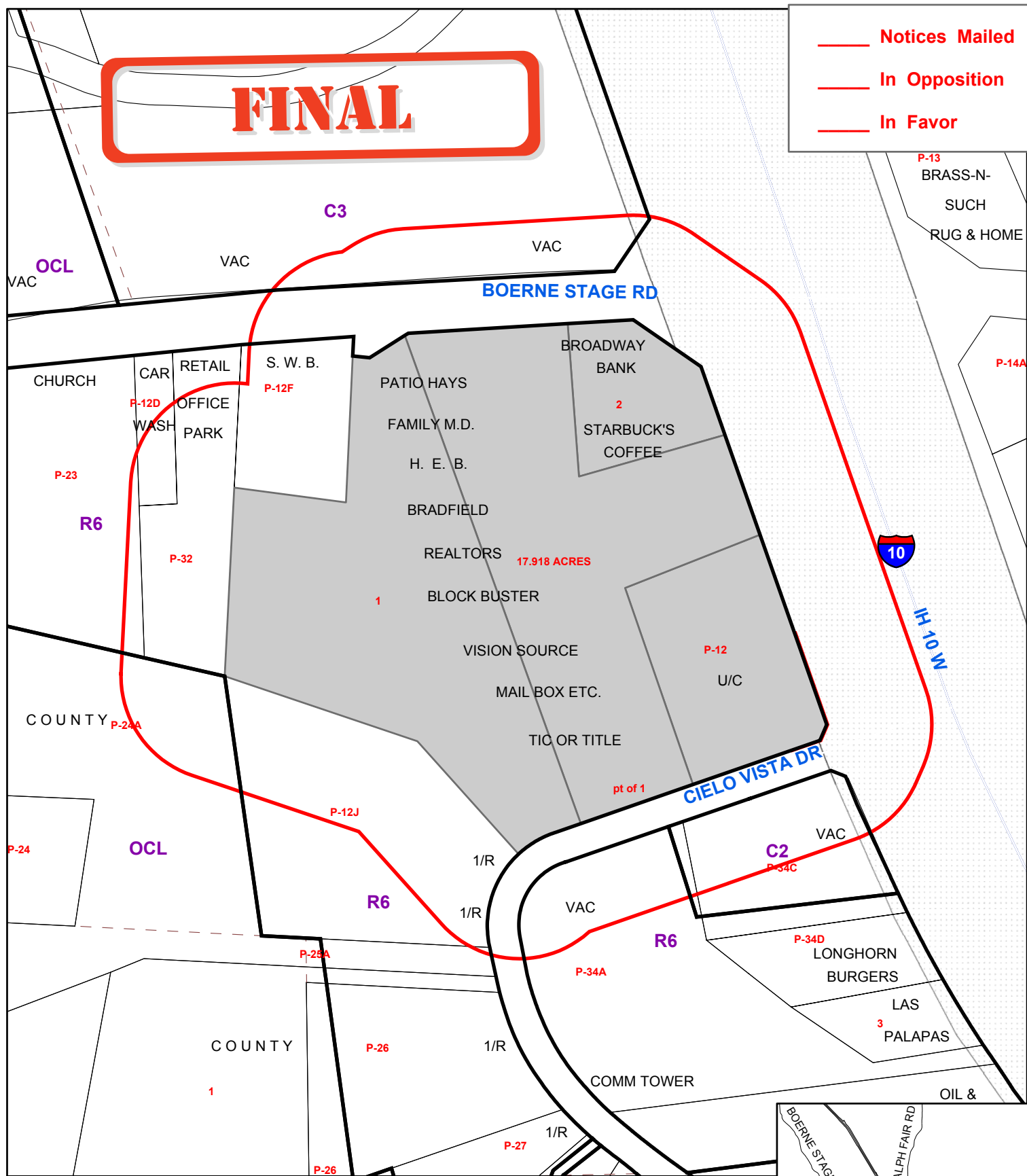
Approval. The 17.918 acre tract of land is at the intersection of two major thoroughfares (Boerne Stage Road and Interstate Highway 10 West) and the site of the Market at Boerne Stage shopping center. The City of San Antonio annexed the 17.918 acre tract in December 2000 and assigned Temporary "R-1" Single-Family Residence District, which converted to "R-6" Residential Single Family District in February 2002. The Market at Boerne Stage shopping center was existing prior to the December 2000 annexation. The "C-3" Commercial District is encouraged at the intersection of major thoroughfares and expressways.

FINAL

Notices Mailed

 In Opposition

In Favor



ZONING CASE: Z2002-261

City Council District NO. 8

Requested Zoning Change

From: "R-6" To "C-3"

Date: January 7
Scale: 1' = 250"

T-8
p.479
E-2

Subject Property

 **200' Notification**

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